

Byron Municipal Advisory Council



Linda Thuman, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
925-252-4500

Linda Thuman, Chair
Mike Nisen, Vice Chair
Steve Larsen, Councilmember
Dennis Lopez, Councilmember
Ron Schmit, Councilmember

*The Byron Municipal Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors.*

BYRON MAC AGENDA

**Tuesday, September 28, 2021
6:00p.m.**

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Byron Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

<https://cccouny-us.zoom.us/j/2830849836>

or

Dial In: (888) 278-0254

Conference code: 142291

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/3773?html=true>

The Byron Municipal Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

1. Call to Order/Roll Call

2. Approval of Agenda

3. Public Comment (3 minutes per speaker) *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.*

4. Agency Reports

- a. Contra Costa Sheriff's Department (*Lt. Johnson and David Torres, Office of Emergency Services*)
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Office of Supervisor Diane Burgis

5. Presentations

- a. Draft Groundwater Sustainability Plan (*Ryan Hernandez, Contra Costa Water Agency*)

6. Items for Action and/or Discussion

- a. None

7. Consent Items

All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.

- a. Draft Record of Actions – July 27, 2021

8. Correspondence (R= Received S=Sent)

- a. R-07/27/21 County Zoning Administrator Agenda for August 2, 2021
- b. R-08/03/21 County Planning Commission Cancellation Notice
- c. R-08/03/21 Notice of Public Hearing for August 16, 2021
- d. R-08/03/21 Notice of Public Hearing for August 16, 2021
- e. R-08/17/21 County Planning Commission Cancellation Notice
- f. R-08/12/21 Notice of Public Hearing for September 8, 2021
- g. R-08/31/21 County Zoning Administrator Agenda for September 8, 2021
- h. R-08/30/21 County Planning Commission Cancellation Notice
- i. R-09/16/21 County Zoning Administrator Agenda for September 20, 2021
- j. R-09/20/21 County Planning Commission Agenda for September 22, 2021

9. Future Agenda Items

10. Adjourn

Byron Municipal Advisory Council



Linda Thuman, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

*The Byron Municipal Advisory Committee serves as an advisory body to the
Contra Costa County Board of Supervisors and the County Planning Agency.*

Draft Record of Actions

6:01 p.m.

July 27, 2021

1. **MEMBERS PRESENT:** Chair Linda Thuman, Vice Chair Nisen, Councilmember Larsen, and Councilmember Schmit
MEMBERS ABSENT: Councilmember Lopez
2. **APPROVAL OF AGENDA:** Motion to approve the agenda as presented made by Thuman. Second made by Schmit. Motion Carried 4-0. AYES: Larsen, Nisen, Schmit, and Thuman.
3. **PUBLIC COMMENT:**
Paula – requesting diagonal parking spaces on sidewalk side of Main Street; ATV theft in Byron.
4. **AGENCY REPORTS:**
 - a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of June.
 - b. **California Highway Patrol:** Officer Thomas provided the activity report for the month of June.
 - c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of June; 35 calls for service on the Fourth of July and only 4 calls were fire related – there were 18 fire related calls last year. ECCFPD issued a handful of fireworks citations and working on outreach for next year. The Board of Supervisors accepted the ECCFPD's report for consolidation and drawing up resolutions to be adopted sometime in August. The next ECCFPD meeting will be in-person.
 - d. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on Covid-19 and future Byron MAC in-person meetings.
5. **ITEMS FOR DISCUSSION AND/OR ACTION:**
 - a. **Revised Agency Comment Request CDLP21-02022: Applicant requests a Land Use Permit to amend existing county file CDLP14-02019 to end hours of operation including events midweek, extend overall person capacity, and extend parking area to neighboring leased lot. Agency Comment Request CDLP21-02007: The applicant is submitting this application as part of the 10-year land use renewal requirement for an existing wireless facility located at 11751 Vasco Road in Byron.** Applicant, Ric Campos provided an overview which includes: requesting special events midweek until 9pm with amplified sound; 500 person limit for 6 of their concerts and parking would be contained on their property or leased property; requesting 20 events total with exterior amplified sound and 6 concerts whether it is a Winery event or a Non-Winery event. They are not asking for anymore amplified sound events just the option of what event needs amplified sound. Motion to approve with the condition that was applied to Fox Haven, events scheduled at this facility Sunday thru Thursday are held within the timeframe of 9am – 8pm; and Friday and Saturday events held from 9am – 10pm, made by Schmit. Second made by Thuman. Motion carried: 4-0. AYES: Larsen, Nisen, Schmit, and Thuman.
6. **PRESENTATIONS**
 - a. **Presentation by the Contra Costa Resource Conservation District on Illegal Dumping: Presenter, Ben Weise, Agriculture Conservation Manager provided an overview on the following:**
 - 90+ Resource Conservation Districts in California tasked with protecting and conserving natural resources
 - Funded primarily through grants and contracts from local, state, and federal resources
 - Agriculture Conservation Program
 - Illegal Dumping Remediation
 - Technical Assistance for the Cleanup/Removal of Illegal Dumping
 - In-Stream and Off-Stream Trash Pickups
 - Coastal Cleanup Day (September 18th)

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

- CalRecycle Farm and Ranch Solid Waste Cleanup and Abatement Grant Program
 - State Funded program since 1998
 - Limited to \$50,000 per site, \$200,000 per applicant
- How to participate
 - Contact CCRCD to schedule a site visit
 - Develop a work plan
 - 2021 Application Deadlines
 - August 12, 2021
 - November 11, 2021
 - February 10, 2022
- Contact Information
 - Ben Weise, Agriculture Conservation Manager
bweise@ccrcd.org; 925-690-4145; www.ccrd.org

7. CONSENT ITEMS:

- a. **Approval of the Record of Actions for June 22, 2021:** Motion to approve as presented made by Thuman. Second made by Schmit. Motion carried: 4-0. AYES: Larsen, Nisen, Schmit, and Thuman.

8. CORRESPONDANCE/ANNOUNCEMENTS

- a. R-02/22/21 County Zoning Administrator Agenda for June 7, 2021
- b. R-06/04/21 County Planning Commission Agenda for June 9, 2021
- c. R-06/10/21 County Zoning Administrator Agenda for June 21, 2021
- d. R-06/11/21 Notice of Public Hearing as June 23, 2021
- e. R-06/17/21 County Planning Commission Agenda for June 23, 2021

9. FUTURE AGENDA ITEMS

10. ADJOURMENT


There being no further business before the Byron Municipal Advisory Council, Chair Thuman adjourned the meeting at 7:20pm. The next regularly scheduled Byron Municipal Advisory Council meeting on August 24, 2021 at 6:00p.m. and location to be determined due to Covid-19.

East Contra Costa Subbasin
Groundwater Sustainability Plan

Byron MAC Public Meeting
September 28, 2021
6:00 PM

EAST
CONTRA COSTA
SUBBASIN





East Contra Costa Subbasin and SGMA

Ryan Hernandez

Contra Costa County Water Agency

Introduction to SGMA

- In 2014, the state passed the Sustainable Groundwater Management Act – **SGMA**
- SGMA requires groundwater to be managed by local public agencies called Groundwater Sustainability Agencies – **GSA**
- GSAs are responsible to ensure a groundwater basin is managed sustainably
- Sustainable management is conducted through the Groundwater Sustainability Plan - **GSP**

**EAST
CONTRA COSTA
SUBBASIN**

The map displays the East Contra Costa Groundwater Sustainability Agency (GSA) boundary, outlined in blue. The agency is divided into several subbasins, each color-coded: Pineburg Plain (purple), Solano (light green), Berkeley (dark green), East Contra Costa (yellow), Discovery Bay (orange), and Tracy (pink). Communities shown include Pinoleville, Berkeley, Orinda, Fremont, Discovery Bay, and Tracy. The map also shows the San Joaquin Subbasin to the west and the Tracy Subbasin to the east. A legend in the bottom left corner explains the symbols and colors used. An inset map in the bottom right corner shows the location of the GSA within the broader context of the San Francisco Bay Area, including the cities of San Francisco, Oakland, and San Jose.

Explanation

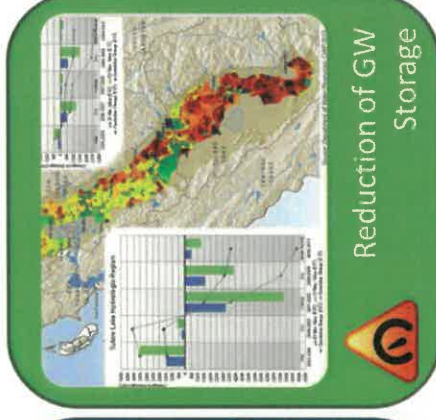
- ECO Subbasin Boundary
- Groundwater Sustainability Agency (GSA)
- Byron-Bethany Irrigation District
- City of Alameda
- City of Berkeley
- City of Fremont
- City of Orinda
- Discovery Bay
- Discovery Bay
- Community Services District
- East Contra Costa Irrigation District
- San Joaquin Subbasin
- Tracy Subbasin

Map prepared by: CWC, 2018. Data sources: USGS, CWC, 2018. Data sources: USGS, CWC, 2018.

Sustainability Indicators

EAST
CONTRA COSTA
SUBBASIN
Groundwater Sustainability Plan

Avoiding
Groundwater
Conditions that
Cause
Significant and
Unreasonable.....

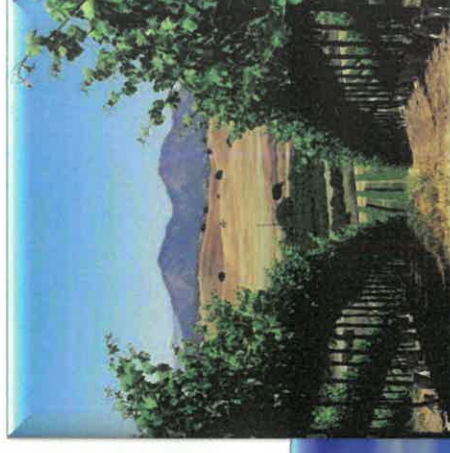


What a GSP is and is not

East Contra Costa

Groundwater

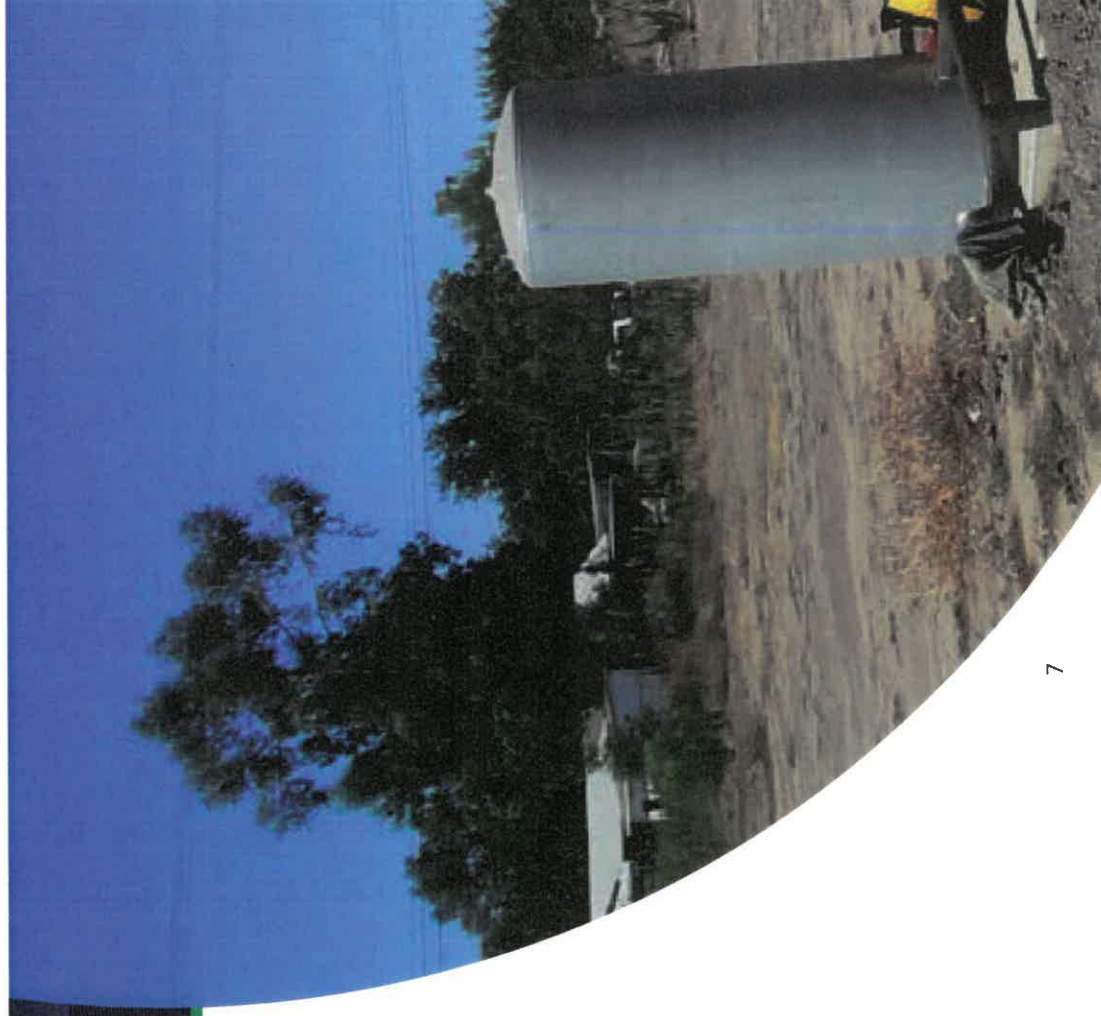
Subbasin - has domestic, urban, agricultural and industrial uses, plus groundwater dependent ecosystems



Who the GSP affects

The GSP does not :

- affect or change water rights
- regulate individual domestic well owners (less than 2 AF or 650,000 gallons)
- mitigate pre-existing or native features of groundwater such as water quality



What a GSP is not

- Also, it is not:
 - A land use plan
 - An environmental restoration plan
 - A flood control plan
 - Part of the Delta Conveyance Project



**EAST
CONTRA COSTA
SUBBASIN**

[illegible]

- ensure adequate groundwater supply for all beneficial uses and users in the Subbasin
- manage groundwater under climate change, sea level rise, and drought
- protect vulnerable users
- protect groundwater dependent ecosystems

What a GSP is

Under SGMA, GSAs have authorities to enact sustainability measures including:

- Well monitoring
- Metering
- Pumping fees (does not apply to de minimis users)
- Well spacing restrictions



What a GSP is

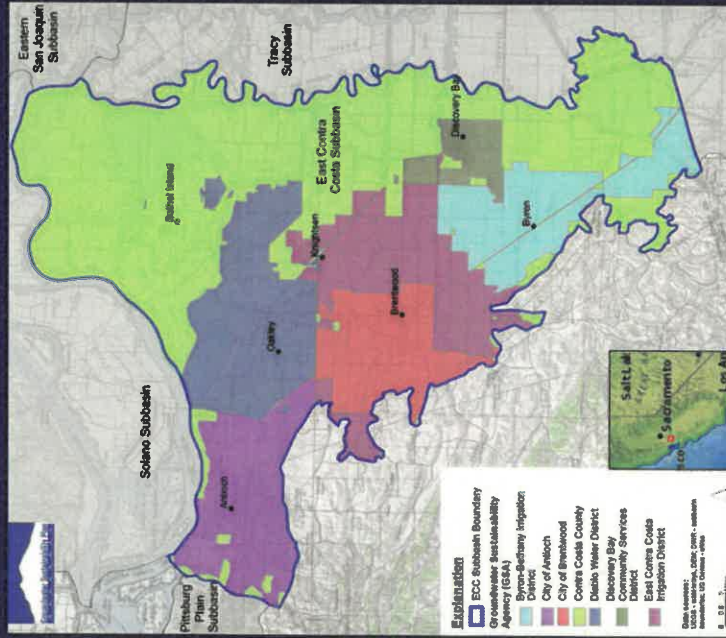
Plan Sections

1. Introduction — Responsible Agencies
2. Plan Area — Water Resources, Land Use Elements, Environment
3. Basin Setting — Hydrogeology, Groundwater and Surface Water Conditions
4. Water Supply — Historical, Current, and Projected
5. Water Budget — Historical, Current and Projected Scenarios
6. Monitoring Networks — Sustainability Indicators
7. Sustainable Management Criteria — Goals
8. Projects and Management Actions — Implemented As-Needed
9. Plan Implementation – Budget and funding
10. Notice and Communication





Questions?

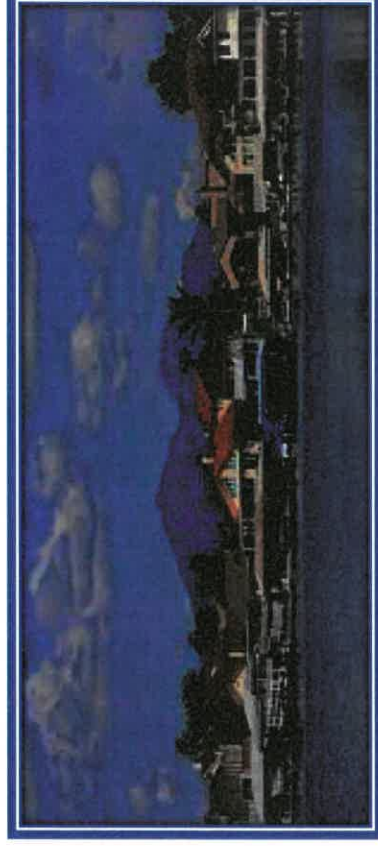


	East Contra Costa Irrigation District GSA Board of Directors
	Discovery Bay Community Services District GSA Board of Directors
	Diablo Water District GSA Board of Directors
	Contra Costa Water District Board of Directors
	Contra Costa County GSA Board of Supervisors
	City of Brentwood GSA City Council
	City of Antioch GSA City Council
	Byron-Bethany Irrigation District GSA Board of Directors

Agency Information

- What is a GSA?
- ECC GSA Information: 7 GSAs and CCWD
 - History of coordination and stewardship of East Contra Costa County water resources, including IRWMs and Basin Boundary Modification

Sustainability Goal for the ECC Subbasin



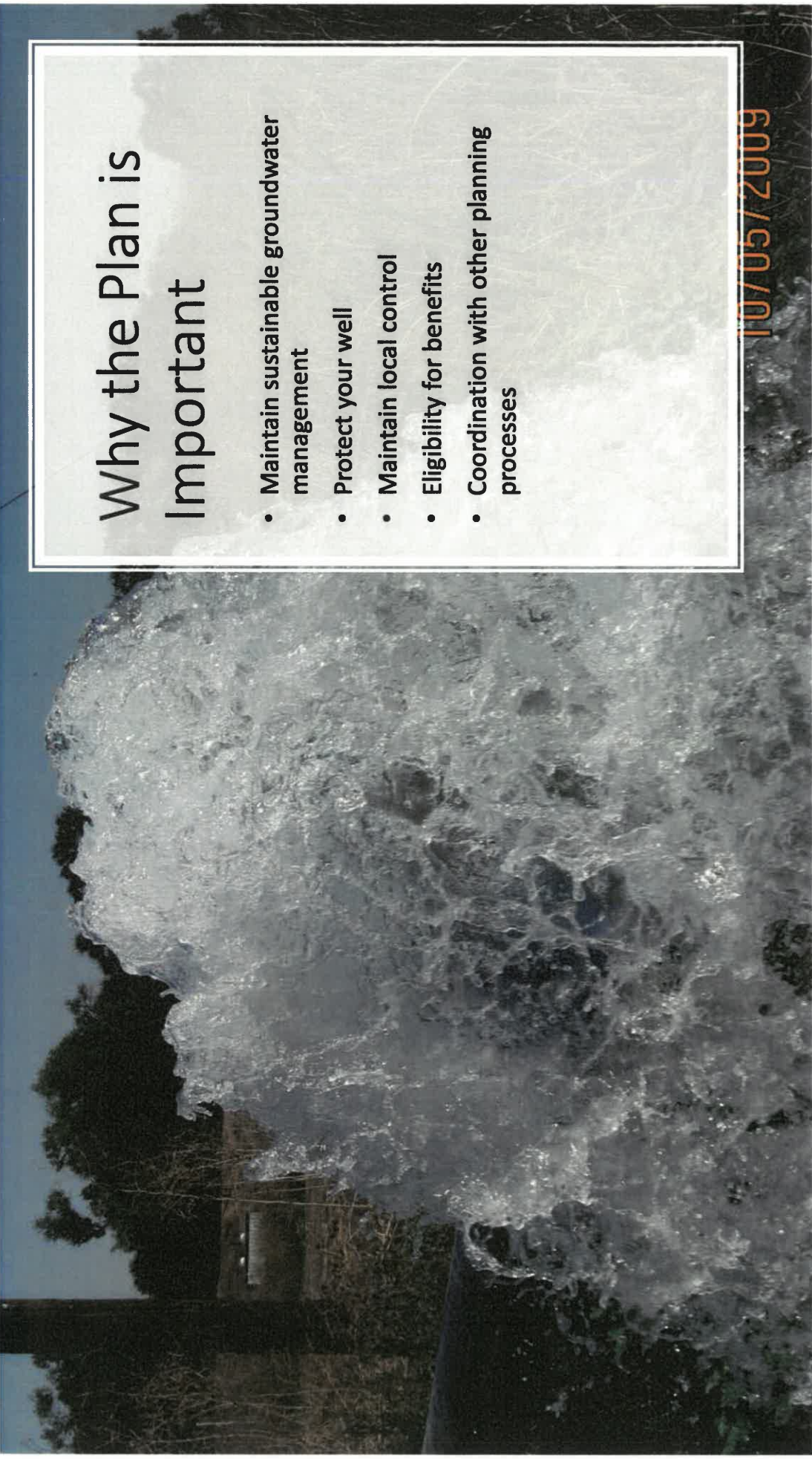
- To protect and maintain safe and reliable sources of groundwater for all beneficial uses and users.
- To ensure current and future groundwater demands are met under climate change.
- To establish and protect sustainable yield by achieving measurable objectives set forth in this GSP over the 50-year implementation and planning horizon.
- Avoid undesirable results.

Process for Adopting a GSP

Groundwater Sustainability Plan Sections

1. Notice of Intent to Adopt (NOI) – Required 90 days prior to adoptions (sent prior to July 1, 2021)
2. **Final Public Comment Period on Public Draft of entire GSP** – September 7 to October 6, 2021
3. Publish Final GSP – October 15, 2021
4. Adoption – Each GSAs shall adopt the Final GSP (October 15-Dec. 15)
5. Deadline – Submit GSP to state DWR January 31, 2022





Why the Plan is Important

- Maintain sustainable groundwater management
- Protect your well
- Maintain local control
- Eligibility for benefits
- Coordination with other planning processes

10/05/2009

Key Findings

Key Findings: ECC Subbasin Conditions

The ECC Subbasin is in a stable condition

1. Chronic Groundwater Level Lowering

Not present

2. Groundwater Storage

Stable

3. Seawater Intrusion

Not present

4. Groundwater Quality

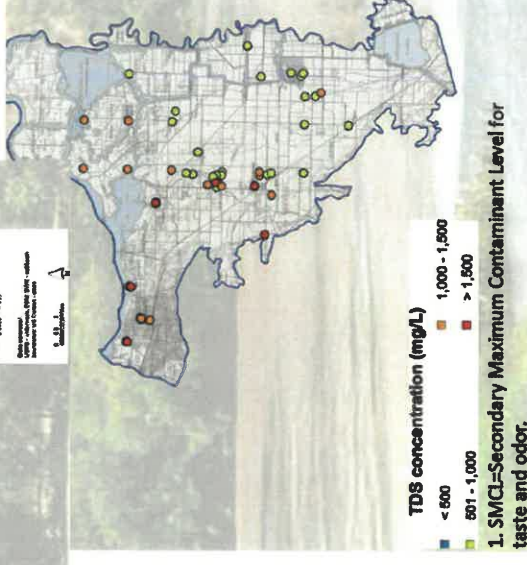
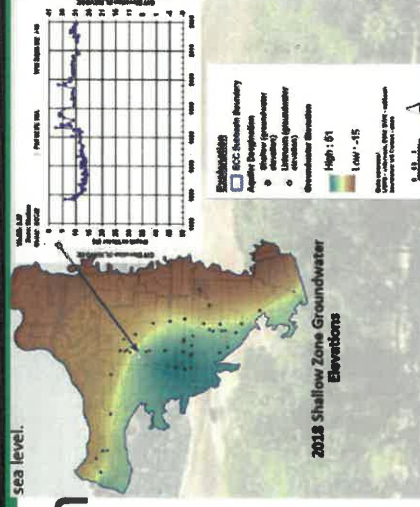
No degradation due to pumping

5. Land Subsidence due to groundwater pumping

Not present

6. Surface Water Depletion due to groundwater pumping

Not Present



Key Findings: Water Quality

- The ECC Subbasin has a high amount of naturally occurring salts and minerals
- The GSP does not mitigate existing water quality issues, **but it does protect and maintain safe and reliable sources of groundwater for all beneficial uses**
- Accomplished through monitoring, setting minimum thresholds, and developing actions
- For more information, see GSP Sections 3 and 7

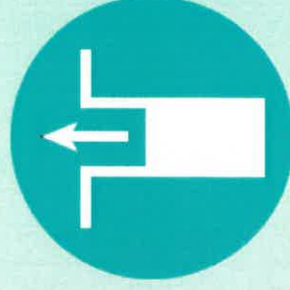
Key Finding: Saltwater Intrusion

- Saltwater intrusion is **NOT** present. The ECC Subbasin is not adjacent to a coastal aquifer
- There is a potential for future bay water intrusion
 - Sea level rise
 - Regulatory changes
- Baywater intrusion is being monitored

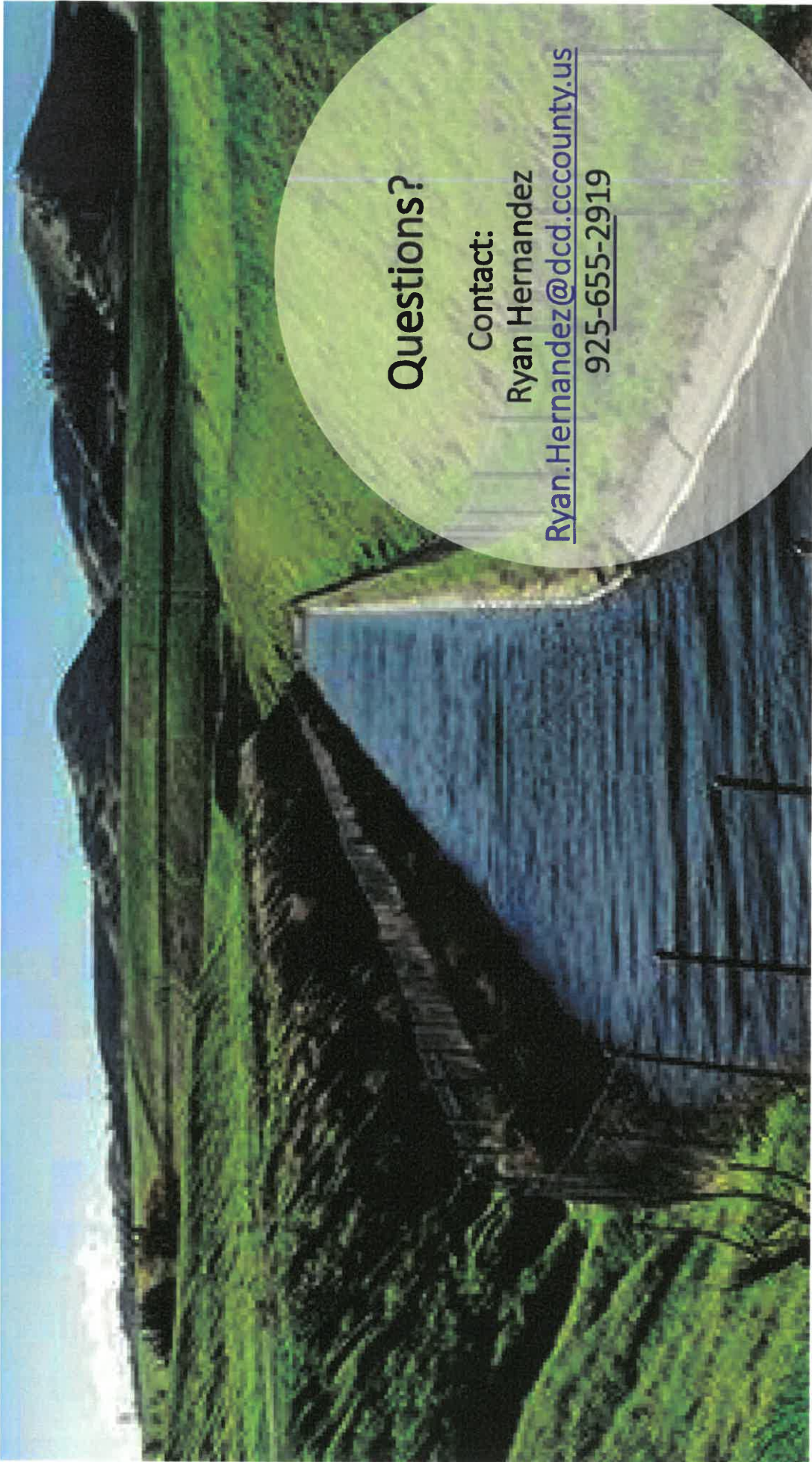


Key Findings: ECC Subbasin Future Conditions

Followed DWR SGMA Guidelines



-
- Even under much higher pumping, groundwater storage and levels are sustainable
 - Well capacity is unaffected



Questions?

Contact:

Ryan Hernandez

Ryan.Hernandez@dcd.cccounty.us

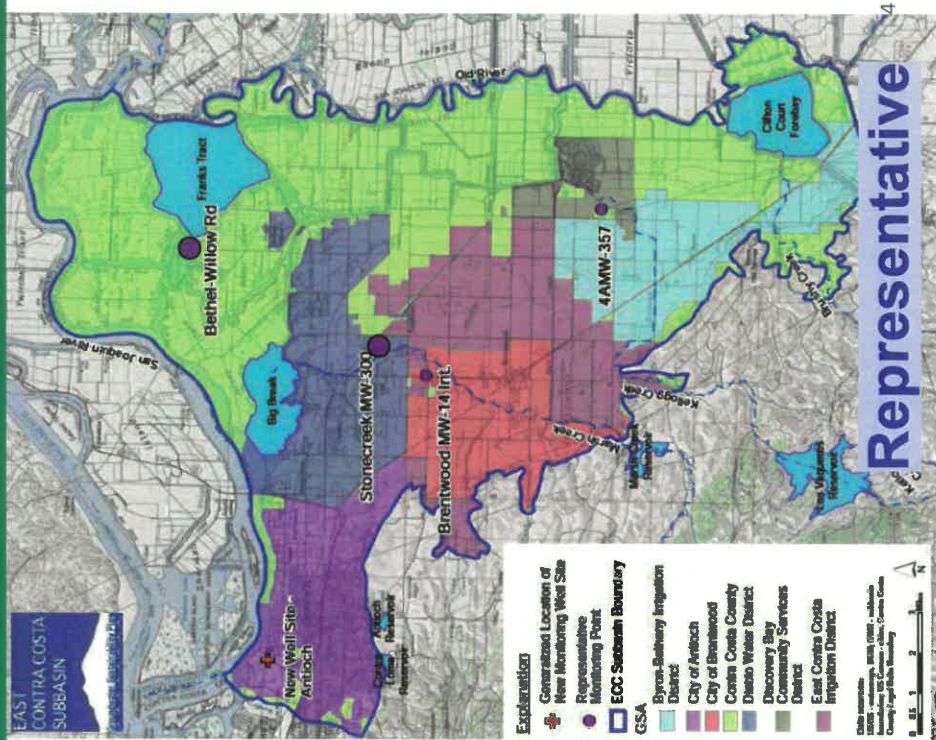
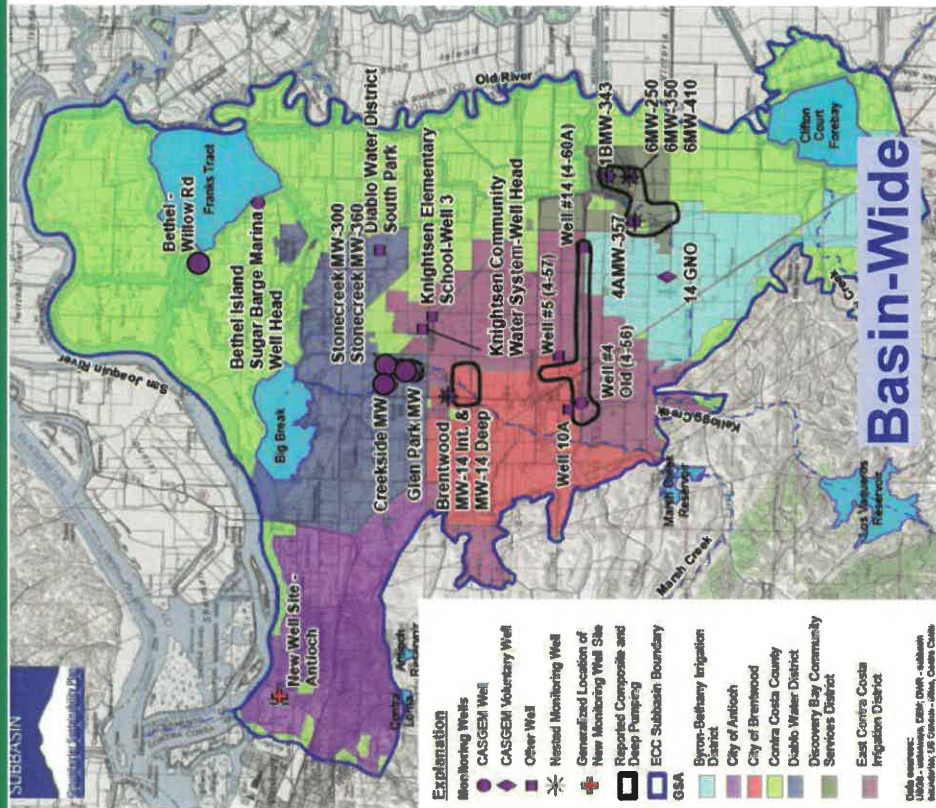
[925-655-2919](tel:925-655-2919)



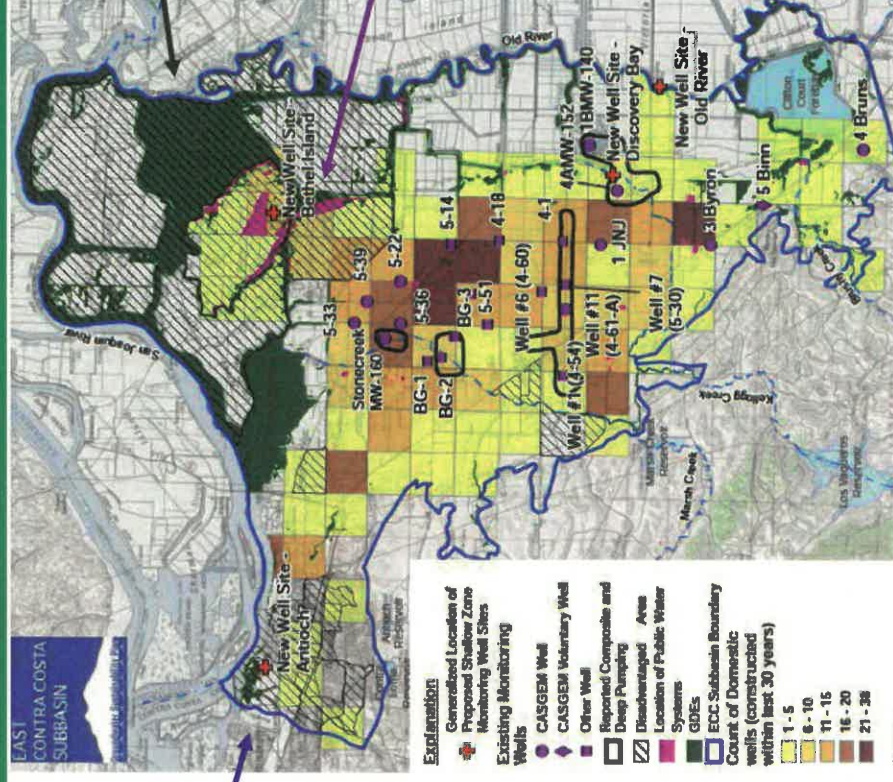
GSP Implementation

Tom Elson
Luhdorff & Scalmanini
Consulting Engineers

GSP Implementation: Monitoring commences now



Monitoring Network – other basin concerns



Delta connections

+ 4 new monitoring sites under state grant

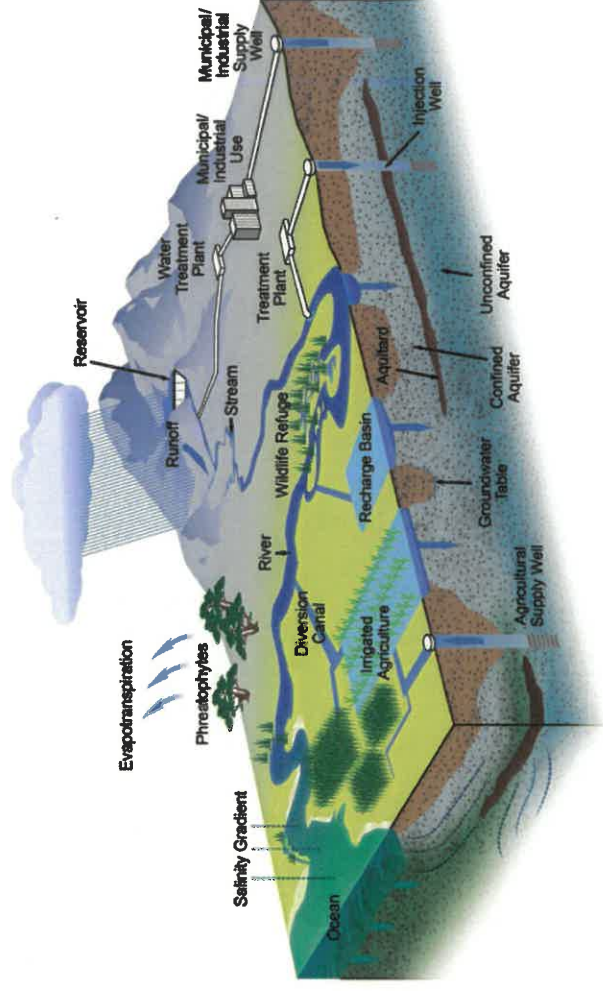
Groundwater dependent ecosystems

Public water systems

Water budget and groundwater flow model

A groundwater flow model was developed to evaluate:

- Water Budget Components
- Future Scenarios
- Sustainable Yield



Future Scenarios

Predictive Future Model Scenarios

50-year Future

- DWR Produced SGMA Guidance Document
 - Provides adjustment data for different climate change scenarios
 - Pick a historic simulation period and apply the adjustments over a 50-year period
 - Scenarios for far-future 2070 central tendency

Climate Change

- Climate Change and Sea Level Rise

Management Actions/Projects

- Local Management Actions/Projects

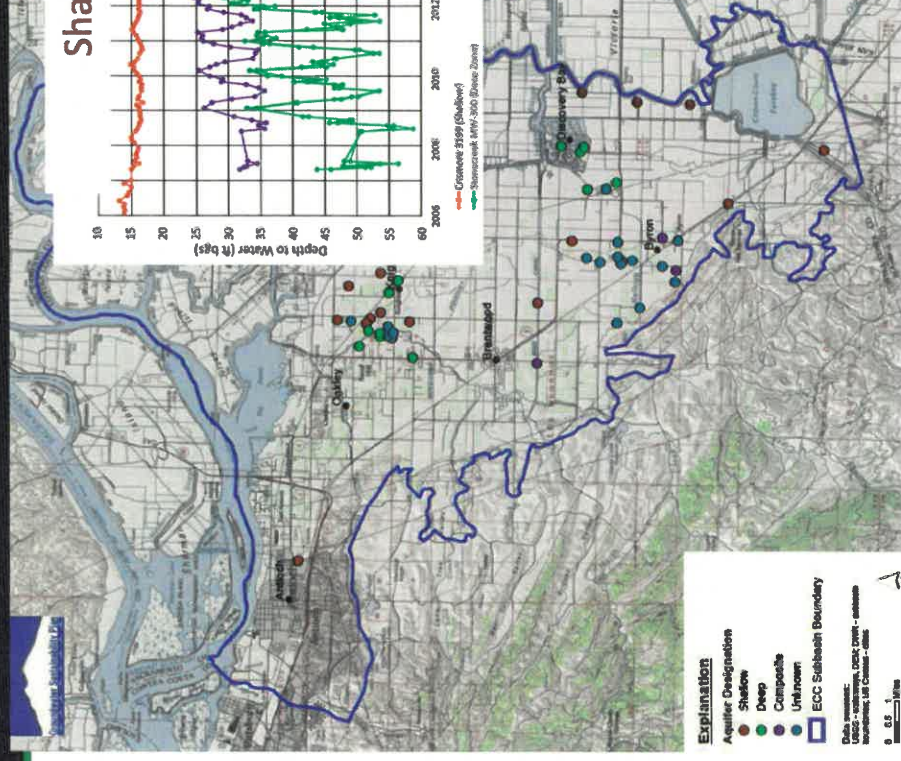
Modeling Sustainable Yield

Sustainable Yield Scenarios

- Reduced surface water deliveries and increased groundwater pumping until undesirable results arise for sustainability indicator(s)
- Basin outflow and stream depletion indicators affected before storage and water level declines
- Sustainable yield on the order of 55 percent higher than historical base period (1997-2018)

ECC Subbasin Conditions

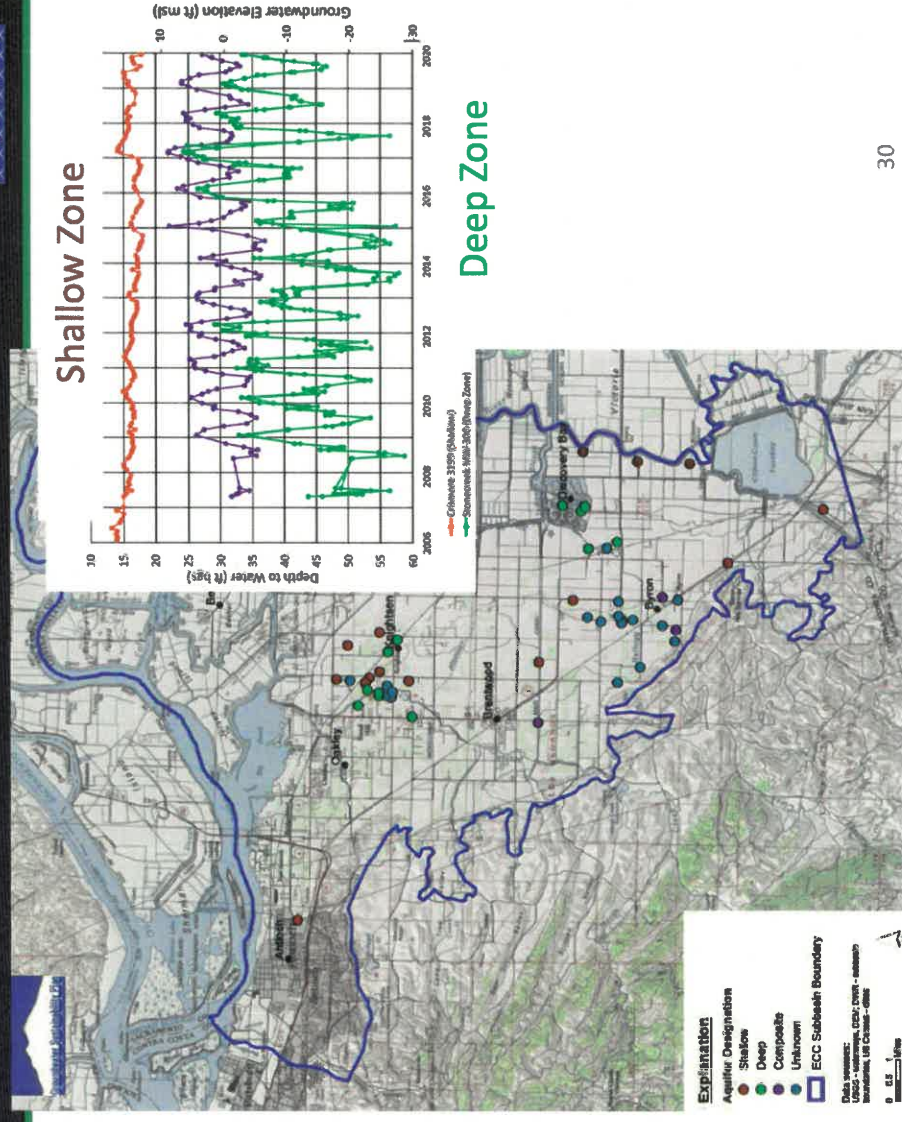
- Groundwater demand is 15 % of total, rest is surface water
- Even under much higher pumping, groundwater storage and levels are sustainable
- This provides opportunities to use groundwater conjunctively to provide reliability to the overall supply



Historical perspective

Local agencies monitor water levels and water quality to understand groundwater conditions in the subbasin

- Have observed regionally stable groundwater conditions

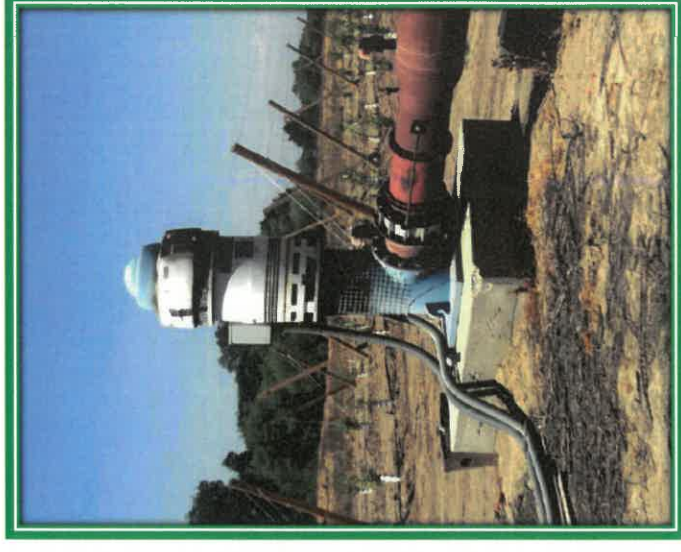


Local Issues

Protecting rural domestic users:

The GSP seeks to avoid impacts that cause:

- a need to lower a well pump to "chase water," to replace a pump, or to deepen or replace a well.
- wells going "dry"
- water level declines due to well pumping interference



Projects and Management Actions

GSA's may develop projects and management actions for sustainability

Projects might include:

- Groundwater recharge
- Conjunctive use of surface water and groundwater
- Water exchanges

Management Actions might include:

- Conservation
- Pumping allocations
- Well location restrictions

Questions?



Public Comment

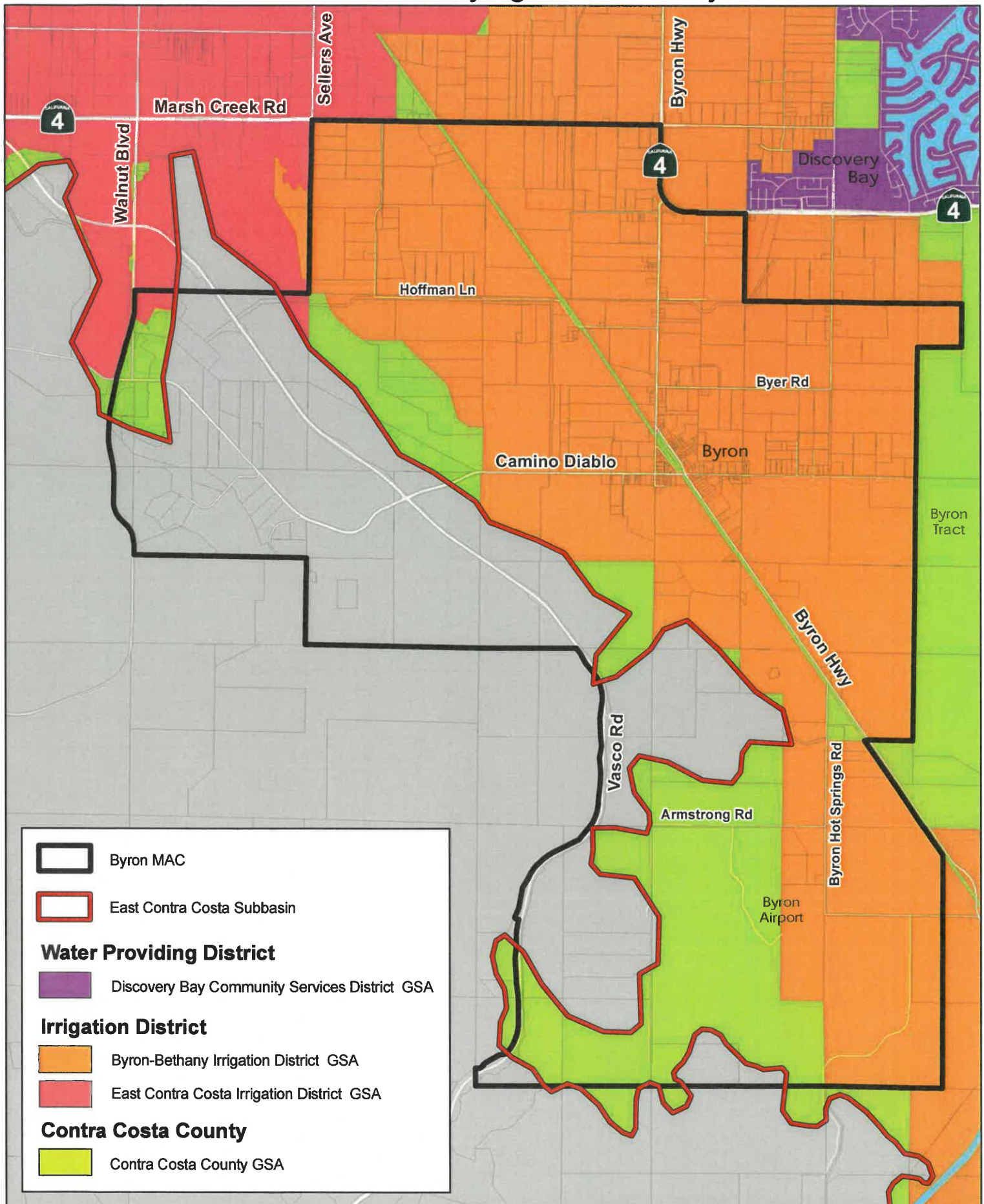
Help Us Improve the Plan!

Survey: https://www.surveymonkey.com/r/ECC_GSP_PublicDraft

Draft Plan: <https://www.eccc-irwm.org/sgma-documents-reports>

Email: groundwaterinfo@dcd.cccounty.us

Groundwater Sustainability Agencies in the Byron MAC



Map created 08/27/2021
by Contra Costa County Department of Conservation
and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

This map or dataset was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

Miles
0 0.375 0.75 1.5



CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, AUGUST 2, 2021

30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

JUL 27 2021

BY: _____

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/81540150054>

Meeting ID: 815 4015 0054

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.
PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:

2. APPEAL NOTIFICATION OF FINE: CONTINUED PUBLIC HEARING

- 2a. BRIAN STEINBERG (Owner), County File # BIRF18-00954): This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 3163 Willow Road, Bethel Island. (APN 029-120-020) (Zoning: F-1) The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance (Continued from 06.07.2021 LC) CF Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. LORI NOVOTNY ON BEHALF OF VERIZON WIRELESS (Applicant) - ARTHUR AND SHIRLEY PACHECO (Owners), County File #CDLP21-02018: The applicant requests a land use permit renewal to allow for the renewal of expired land use permit (County File #CDLP10-02014) for a previously approved Verizon wireless telecommunications facility. The applicant also requests approval of minor modifications consisting of removing (4) antennas, installing (6) new antennas, installing (4) new radios, removing (2) RRU-12 units, installing 4 new raycap surge suppressors and ancillary equipment within the existing Verizon

fenced lease area. The subject property is located at 2670 Franklin Canyon Road in the unincorporated Martinez area of Contra Costa County. (Zoning: A-4, A-2, Agricultural Preserve District and General Agricultural District) (Assessor's Parcel Number: 368-030-011) EL Staff Report

4. LAND USE PERMIT/DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. BRANDON HELTON/ENTERPRISE RENT-A-CAR (Applicant) - 2200 CENTRAL STREET, LLC/MSH GROUP (Owners), County File #CDLP/DP21-02012: The applicant requests approval of a Land Use Permit and Development Plan to establish an Enterprise truck rental business within an existing warehouse tenant space that includes interior tenant improvements. The interior tenant improvements include the construction of a new sand and oil truck wash area and minor interior improvements to improve an existing office area for the purpose of retail sales. The rental trucks will be parked in an existing lease area outside of the warehouse. There will be up to 4 full time employees and 1 part-time employee. Proposed hours of operation are Monday through Friday, 7:00 am – 5:00 pm, Saturday, 8:00 am – 11:00 pm and closed on Sunday. The business will generally have between 12-15 rental trucks on-site at a given time. The subject property is located at 2200 Central Street in North Richmond. (Zoning: P-1, North Richmond) (Assessor's Parcel Number: 408-190-004) EL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 16, 2021.

RECEIVED

AUG 8 2021

~ CANCELLED

COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, AUGUST 11, 2021
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

BY: _____

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT

<https://cccouny-us.zoom.us/j/84755101367>

Meeting IS: 847 5510 1367

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:
5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 25, 2021

RECEIVED

AUG 3 2021

NOTICE OF A PUBLIC HEARING

EY: _____

On MONDAY, AUGUST 16, 2021, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider an application for a LAND USE PERMIT as described below.

JANET HAVERLAND (Applicant) – JANET HAVERLAND (Owner), County File CDLP19-02046: The applicant requests approval of a Land Use Permit for the proposed Fox Haven Ranch Horse Boarding and Riding Facility on a 10.46-acre site. The horse facility would be located at the southern end of the property in existing structures, including the covered horse arena, two horse barns, and smaller accessory agricultural buildings. The existing outdoor horse turnout and existing outdoor circular pen would also be part of the horse facility. One trainer would conduct scheduled training classes for up to 15 people per class. The horse facility would operate Monday through Sunday from 9:00 AM to 10:00 PM. In addition to operating the horse facility, the applicant proposes to hold up to seven events a year, such as rodeo queen try outs and other rodeo events, in the covered arena. These events qualify as non-winery special events under Land Use Permit CDLP20-02007. As part of the Horse Boarding and Riding Facility Land Use Permit, the applicant requests approval of a Variance from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings, and signage; lighting; and landscaping. The applicant also requests authorization of an exception to the requirements of County Code Division 914 (Collect and Convey Requirements). The property is located at 3458 Byer Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: APN 002-040-061)

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the Zoning Administrator meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at: https://contra-costa.granicus.com/ViewPublisher.php?view_id=13

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us. The meeting agenda posted prior to the August 16, 2021 Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>

For further details, contact the Contra Costa County Department of Conservation and Development, Stanley Muraoka at 925-655-2876 or Stanley.Muraoka@dcd.cccounty.us

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development

RECEIVED

AUG 3 2021

NOTICE OF A PUBLIC HEARING

On MONDAY, AUGUST 16, 2021, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider an application for a LAND USE PERMIT as described below.

JANET HAVERLAND (Applicant) – JANET HAVERLAND (Owner), County File CDLP20-02007: The applicant requests approval of a Land Use Permit for the proposed Fox Haven Ranch Winery on a 10.46-acre site, consisting of a winery in the existing barn located in the middle of the property, south of the onsite vineyard. Proposed accessory uses include a tasting room, retail sales of wine and related products, and storage. The tasting room would be located in the barn adjacent to the wine production and storage areas. Winery operations would be on Fridays, Saturdays, and Sundays from 10:00 AM to 10:00 PM, with tasting hours from 12:00 PM to 5:00 PM. In addition to operating the winery, the applicant proposes to hold up to 32 winery and non-winery special events a year. The applicant is applying for a Type 02 winegrower license from the California Department of Alcoholic Beverage Control. As part of the Land Use Permit, the applicant requests approval of a Variance from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings, and signage; lighting; and landscaping. The applicant also requests authorization of an exception to the requirements of County Code Division 914 (Collect and Convey Requirements). The property is located at 3458 Byer Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: APN 002-040-061)

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John Kopchik, Director
Department of Conservation and Development

RECEIVED

AUG 17 2021

~ CANCELLED ~

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY

WEDNESDAY, AUGUST 25, 2021

30 MUIR ROAD

MARTINEZ, CALIFORNIA 94553

BY: _____

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT
<https://cccouny-us.zoom.us/j/99006842820>

Meeting ID: 990 0684 2820

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PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccouny.us OR BY VOICEMAIL AT (925) 655-2860.

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**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 8, 2021.

NOTICE OF A PUBLIC HEARING

RECEIVED

AUG 12 2021

BY: _____

On WEDNESDAY, SEPTEMBER 8, 2021, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider an application for a LAND USE PERMIT as described below.

RIC CAMPOS (Applicant) – HIS KINGDOM GROUP LLC (Owner), County File CDLP21-02022: The applicant requests approval of a Land Use Permit for the Campos Family Vineyards to modify approved Land Use Permit CDLP14-02019 Conditions of Approval #10.A to allow some special events on weekdays, #10.B to allow a maximum of 500 persons at the six concert events, #10.G to allow use of an off-site parking lot, #10.J to allow amplified sound at midweek and Sunday events to 9:00 PM, and #10.K to allow a total of 20 winery and non-winery events and six concerts with amplified sound. The property is located at 3501 Byer Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-40, Exclusive Agricultural District) (Assessor's Parcel Number: 002-010-016)

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the Zoning Administrator meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at: https://contra-costa.granicus.com/ViewPublisher.php?view_id=13

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to planninghearing@dcd.cccounty.us. The meeting agenda posted prior to the September 8, 2021 Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>

For further details, contact the Contra Costa County Department of Conservation and Development, Stanley Muraoka at 925-655-2876 or Stanley.Muraoka@dcd.cccounty.us

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director
Department of Conservation and Development

AUG 31 2021

****REVISED******CONTRA COSTA COUNTY ZONING ADMINISTRATOR****WEDNESDAY, SEPTEMBER 8, 2021**30 MUIR ROAD
MARTINEZ, CA 94553

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT

<https://cccouny-us.zoom.us/j/86942017187>

Meeting ID: 869 4201 7187

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:2. MINOR SUBDIVISION: PUBLIC HEARING

- 2a. LAUREN LOCEY (Applicant) – FRANCES FARR (Owner), County File #CDMS21-00009: The applicant requests approval of a Minor Subdivision to modify approved Minor Subdivision CDMS16-00014 Condition of Approval #15 to allow a security deposit for the demolition of structures that do not conform to the A-2 General Agricultural District regulations. Minor Subdivision CDMS16-00014 subdivided a 102.22-acre agricultural parcel into an 81.38-acre parcel and a 20.84-acre parcel. CDMS16-00014 also authorized an exception to the requirements of County Code Section 914-2.002 (Onsite Collect and Convey Requirements). The property is located at 18320 Bollinger Canyon Road in the San Ramon area in unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 199-370-004) SM Staff Report

- 2b. MEADOW CREEK GROUP (Applicant & Owner), County File #CDMS20-00002: An application for approval of a tentative parcel map subdividing a 40.5-acre agricultural parcel into four parcels. Parcel "A" would have a lot area of 10.04 acres, Parcel "B" would have a lot area of 10.2 acres, Parcel "C" would have a lot area of 10.04 acres and Parcel "D" would have a lot area of 9.74 acres. The application also includes requests for exceptions to the requirements of the County Subdivision Ordinance (Title 9) including exceptions to Right-of-Way width (Section 98-4.002) and Collect and Convey Requirements (Chapter 914-2). The subject property is located at 320 Balfour Road in the Brentwood area. (Zoning: General Agricultural (A-2) District) (APN: 007-010-006) GF Staff Report
3. LAND USE PERMIT: PUBLIC HEARING
- 3a. RIC CAMPOS (Applicant) – HIS KINGDOM GROUP LLC (Owner), County File #CDLP21-02022: The applicant requests approval of a Land Use Permit for the Campos Family Vineyards to modify approved Land Use Permit CDLP14-02019 Conditions of Approval #10.A to allow some special events on weekdays, #10.B to allow a maximum of 500 persons at the six concert events, #10.G to allow use of an off-site parking lot, #10.J to allow amplified sound at midweek and Sunday events to 9:00 PM, and #10.K to allow a total of 20 winery and non-winery events and six concerts with amplified sound. The property is located at 3501 Byer Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-40, Exclusive Agricultural District) (Assessor's Parcel Number: 002-010-016) SM Staff Report
- 3b. KELLY GALLACHER (Applicant) - GALLACHER DEVELOPMENT LLC (Owner), County File #CDLP19-02035: The applicant requests approval of a Land Use Permit to allow the construction of a new self-storage facility with seven buildings consisting of one-, two-, and three-story building elements (maximum height 50 feet) and 80,539 square feet of floor area. Site improvements include one wall sign, bio-retention basins and flow-through planters, off-street parking, interior driveways for access/loading at each building, sidewalk, curb, roadway, and gutter improvements, and +/-2,200 cubic yards of cut grading. The project is located on Evora Road and cross street Mota Drive in the unincorporated Bay Point area. (Zoning: Light Industrial, L-I & General Agricultural District, A-2) (Assessor's Parcel Numbers: 098-220-015, 098-220-018, 098-220-019) SS Staff Report
- 3c. LORI NOVOTNY ON BEHALF OF VERIZON WIRELESS (Applicant) - DONALD BABCOCK (Owner), County File #CDLP21-02017: The applicant requests a land use permit renewal to allow for the renewal of expired land use permit (County File #CDLP10-02070) for a previously approved Verizon wireless telecommunications facility. The applicant also requests approval of minor modifications consisting of removing (9) antennas, installing (8) new wireless antennas, installing (3) 4408 antennas with radios, (6) new radios, removing and replacing the antenna framing and (12) units and installing ancillary equipment within the existing Verizon equipment room and cupola. The subject property is located at 12103 Marsh Creek Road in the Clayton unincorporated area of Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: 078-090-020) DL Staff Report
- 4c. TONY VALADEZ (Applicant) - NICHOLAS SWENSON & NATALIE FERNANDEZ (Owners), County File #CDLP/DP21-02013: A request for approval of a Land Use Permit and Development Plan combination to establish an automotive repair business specializing in light to medium duty trucks and tractors, along with associated equipment. The project includes tenant improvements and increasing the roof height to 21 feet 6 inches to accommodate the addition of three roll-up doors. The subject property is located at 2508 Pacheco Boulevard in the unincorporated area of Martinez. (Zoning: Retail Business District) (APN: 375-014-001; -007; and -008) DL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, SEPTEMBER 20, 2021.

RECEIVED

AUG 30 2021

~ CANCELLED ~

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY

WEDNESDAY, SEPTEMBER 8, 2021

30 MUIR ROAD

MARTINEZ, CALIFORNIA 94553

BY: _____

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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<https://cccouny-us.zoom.us/j/99006842820>

Meeting ID: 990 0684 2820

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. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

**** 6:30 P.M.****

1. PUBLIC COMMENTS:
2. STAFF REPORT:
3. COMMISSIONERS' COMMENTS:
4. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, SEPTEMBER 22, 2021.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, SEPTEMBER 20, 2021

30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

SEP 16 2021

1:30 P.M.

BY: _____

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccouny-us.zoom.us/j/89688619216>

Meeting ID: 896 8861 9216

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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1. PUBLIC COMMENTS:

2. MINOR SUBDIVISION: CONTINUED PUBLIC HEARING

- 2a. MEADOW CREEK GROUP (Applicant & Owner), County File #CDMS20-00002: An application for approval of a tentative parcel map subdividing a 40.5-acre agricultural parcel into four parcels. Parcel "A" would have a lot area of 10.04 acres, Parcel "B" would have a lot area of 10.2 acres, Parcel "C" would have a lot area of 10.04 acres and Parcel "D" would have a lot area of 9.74 acres. The application also includes requests for exceptions to the requirements of the County Subdivision Ordinance (Title 9) including exceptions to Right-of-Way width (Section 98-4.002) and Collect and Convey Requirements (Chapter 914-2). The subject property is located at 320 Balfour Road in the Brentwood area. (Zoning: General Agricultural (A-2) District) (APN: 007-010-006) (Continued from 09/08/2021 LC) GF Staff Report

3. LAND USE PERMIT: CONTINUED PUBLIC HEARING

- 3a. TONY VALADEZ (Applicant) - NICHOLAS SWENSON & NATALIE FERNANDEZ (Owners), County File #CDLP/DP21-02013: A request for approval of a Land Use Permit and Development Plan combination to establish an automotive repair business specializing in light to medium duty trucks and tractors, along with associated equipment. The project includes tenant improvements and increasing the roof height to 21 feet 6 inches to accommodate the addition of three roll-up doors. The subject property is located at 2508 Pacheco Boulevard in the unincorporated area of Martinez. (Zoning: Retail Business District) (APN: 375-014-001; -003, -007; and -008) (Continued from 09/08/2021 LC) DL Staff Report

4. LAND USE PERMIT: PUBLIC HEARING

- 4a. KANWAR SINGH (Applicant) - SAIKAP INVESTMENTS LLC (Owners), County File #CDLP21-02014: The applicant requests approval of a Land Use Permit to establish the following uses, a food preparation commissary, an overnight parking area for up to 51 food trucks, and a food truck wash facility. The project requires interior tenant improvements to an existing 2,400 square foot building including converting 1,200 square feet of vacant office space into the commissary. The project also includes constructing a 576 square foot prefabricated metal structure on a 900 square foot concrete pad for a vehicle wash area. Other improvements include re-striping the parking area and installing electric outlets for the food trucks. Proposed hours of operation for the commissary will be 24 hours, 7 days a week. The property will not be open to the public. The subject property is located at 555 Nichols Road in Bay Point. (Zoning: H-1) (Assessor's Parcel Number: 099-040-015) EL Staff Report
- 4b. DELARUM MOUSAVI AND NIMA RAFIBAKHSH (Applicants and Owners), County File #CDLP20-02042: A request for approval of a land use permit to allow a daycare for approximately 30 children within an existing residence, a variance for a 0-foot front yard setback (where 20 feet is required) and a 5-foot secondary front yard setback (where 15 feet is required) for the required off-street parking spaces, and a variance for a 10-foot-wide driveway aisle (where 20 feet is required for two-way traffic) and parking spaces that are 11 feet from the adjacent street (where 18 feet is required). The subject property is located at 3001 Woodlawn Drive in the unincorporated Walnut Creek area. (Zoning: Single-Family Residential (R-10)) (APN: 148-112-004) MM Staff Report
- 4c. JOHN LIMA (Applicant and Owner), County File #CDLP15-02048: A request for approval of a land use permit for the construction of a second residence with a tree permit to work within the dripline of six code-protected trees, including four oak trees ranging from 42-60 inches in diameter, a 42-inch diameter California buckeye tree, and a willow tree, for construction of the new second residence, road improvements, and the construction of a new 60-foot-long culvert to replace an existing 25-foot-long culvert. The project also includes exceptions to the Title 9 collect and convey requirements to allow stormwater discharge into a natural depression or swale, where runoff from the hillside naturally collects within the existing swale and is conveyed to an existing creek; and an exception to allow gravel paving for the widening of Old School Road where paved roads are required. The subject property is located at 6300 Old School Road in the San Ramon area. (Zoning: Exclusive Agricultural (A-80)) (APN: 204-050-028) MM Staff Report
5. DEVELOPMENT PLAN: PUBLIC HEARING
- 5a. JEFFREY DOWGALA (Applicant and Owner), County File #CDDP21-03016: A request for approval of a Small Lot Design Review Development Plan to allow an approximately 1,426-square-foot two-story addition at the rear of an existing single-family residence. The subject property is located at 1633 Elm Avenue in the East Richmond Heights area. (Zoning: Single-Family Residential (R-6)) (APN: 521-062-022) MM Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, OCTOBER 4, 2021.

RECEIVED

SEP 20 2021

BY: _____

****REVISED****
COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, SEPTEMBER 22, 2021
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Kevin Van Buskirk
VICE-CHAIR: Bhupen Amin
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone. **ACCESS THE MEETING LIVE ONLINE AT**
<https://cccouny-us.zoom.us/j/88327696451>

Meeting ID: 88327696451

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 655-2860

. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS
- 2a. SCANNELL PROPERTIES (Applicant and Owner), County File #CDDP17-03045: The applicant requests approval of a Development Plan to construct two warehouse buildings totaling 327,207 square feet. Off-site improvements will occur along Parr Boulevard, Richmond Parkway and including traffic calming improvements to benefit the North Richmond community. The project also includes annexation into the West County Wastewater District, removal of 1 tree, grading of 35,000 cubic yards of soil, and fill of 0.145 acres of wetlands/water under jurisdiction of the U.S. Army Corps of Engineers. The subject property is located at 81,155 and 177 Parr Boulevard in the North Richmond area. (Zoning: P-1, North Richmond Planned Unit District) (APN's: 408-130-039, 018, and 408-090-053, 052, 040) FA Staff Report
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:

5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 13, 2021.